



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0325

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units
in the R-7 Zoning District - Variances 466 Hornel Street**

Sponsor: Councilmember Cohen

Introduced: December 5, 2022

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

Effective: The 30th day after the date it is enacted

Agency Reports

Planning Commission	Favorable with Amendment
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	No Objection
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f), 16-203, and 16-602 (Table 16-406).

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

Background

The bill would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 466 Hornel Street. The bill would also grant variances from the lot area size and off-street parking requirements of the Zoning Code.

The property is located on the northwest corner of the intersection with Eastern Avenue. The property measures approximately 18'8" by 92' and is currently improved with a two-story end-of-row residential building measuring approximately 18'8" by 43'. The topography of the property is such that the front of this end-of-row building appears as only two stories, but what is the basement level in its front becomes a fully exposed street level facing Eastern Avenue along the end wall of the building. The end wall shows indications, in the form of two large commercial-scale window openings on either side of an entrance door, that during part of the 20th Century a commercial use existed in the basement.

The site is zoned R-7 and is located within the Joseph Lee/ Bayview community. The area is primarily residential, with scattered non-residential uses such as a few street-corner commercial uses and several small commercial strips along the north side of Eastern Avenue. Across Eastern Avenue from this row of houses is a long-established commercial area. The Johns Hopkins Bayview Medical Center bounds the community to its north.

Amendments

The Planning Commission recommended an amendment to add a variance from the gross floor area per dwelling unit requirement of the Zoning Code.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 22-0325, Zoning Code of Baltimore City.

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